

AGP  
GF 82209001180  
Store #865

### SHORT FORM LEASE

LEASE between **DAKHIL FAMILY, L.L.C.**, a Kansas limited liability company, with its principal office located at **1420 North Linden Circle, Wichita, Kansas 67206** ("LESSOR"), and **QUIKTRIP CORPORATION**, an Oklahoma corporation, with its principal offices located at **4705 S. 129<sup>th</sup> E. Ave., Tulsa, Oklahoma 74134-7008** ("LESSEE").

### WITNESSETH

BY WRITTEN LEASE dated 12/22/09, Lessor has leased a leasehold estate, and hereby leases a leasehold estate, to Lessee to certain real property located in **Tarrant County, State of Texas**, including all oil, gas and mineral rights (the "LEASED PREMISES"), being more particularly described in Exhibit "A" which is attached hereto and by this reference made a part hereof.

TO HAVE AND TO HOLD THE LEASED PREMISES for a term of Fifteen (15) years beginning on the 1<sup>st</sup> day of January, 2009, with the option to extend the term for Seven (7) additional terms of five (5) years each, all on the terms, provisions and conditions contained in the WRITTEN LEASE, which WRITTEN LEASE is by reference made a part hereof to the same extent as if all the provisions thereof were copied in full herein.

Executed to be effective as of the 22<sup>nd</sup> day of December 2009.

LESSOR:

LESSEE:

**DAKHIL FAMILY, L.L.C.**

**QUIKTRIP CORPORATION**

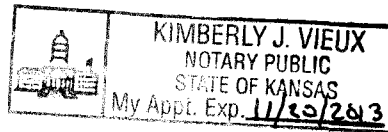
By: [Signature] 12/22/09  
**Shaker R. Dakhil, Manager**

By: [Signature]  
**Jeffrey T. Thoene**  
Corporate Director of Real Estate

FILED  
TARRANT COUNTY TEXAS  
2010 JAN -5 PM 2:43

STATE OF Kansas )  
 )  
 ) ss.  
 COUNTY OF Sedgewick )

This instrument was acknowledged before me on this 22nd day of December, 2009, by Shaker R. Dakhil, to me personally known, who, being by me duly sworn, did say that he is the Manager of Dakhil Family, L.L.C., and Shaker R. Dakhil acknowledged the execution of said instrument to be the voluntary act and deed of said corporation by it voluntarily executed.



Kimberly J. Vieux  
 Notary Public

My commission expires:

11/20/2013

STATE OF OKLAHOMA )  
 )  
 ) ss.  
 COUNTY OF TULSA )

On this 23rd day of December, 2009, before me, the undersigned, a Notary Public, appeared Jeffrey T. Thoene, to me personally known, who being by me duly sworn, did say that he is the Corporate Director of Real Estate of QuikTrip Corporation, and that said instrument was signed and sealed in behalf of said corporation, by authority of its Board of Directors and Jeffrey T. Thoene acknowledged said instrument to be the free act and deed of said corporation.

In testimony whereof I have hereunto set my hand and affixed my official seal at my office in said county and state the day and year last above written.

Melissa Callahan  
 Notary Public in and for said County and State

My Commission Expires:

5/3/11



Return To:

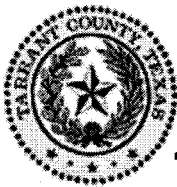
Brown & Hofmeister, LLP  
 740 E. Campbell Rd., Suite 800  
 Richardson, TX 75081  
 Attn: A. Graft

Exhibit "A"  
Legal Description

BEING all of Lot 1, Block A, QT-865 Addition, an addition to the City of Hurst, Tarrant County Texas according to the Plat thereof recorded in Cabinet A, Page 13125, Plat Records, Tarrant County, Texas.

SUZANNE HENDERSON

COUNTY CLERK



100 West Weatherford Fort Worth, TX 76196-0401

PHONE (817) 884-1195

BROWN & HOFMEISTER  
740 E CAMPBELL RD STE 800  
RICHARDSON, TX 75081

Submitter: CHICAGO TITLE CO

**DO NOT DESTROY**  
**WARNING - THIS IS PART OF THE OFFICIAL RECORD.**

Filed For Registration: 1/5/2010 2:51 PM

Instrument #: D210002333

OPR

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PGS

\$24.00

By:

A handwritten signature in cursive script, appearing to read "Suzanne Henderson", is written over a horizontal line.

D210002333

ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY  
BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

Prepared by: CAMADDOCK